



Emerald Avenue

Fleet

McCarthy
Holden

Guide Price £900,000



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Beautiful 4-bedroom family home in cul de sac at Edenbrook Village. Open-plan kitchen, primary suite with en suite bathroom, south-facing garden with pergola, garage, solar panels.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Unobstructed Views Over Country Park
- Southerly Facing Rear Garden
- Cul De Sac Location
- Impressive Four Double Bedroom
- Open Plan Contemporary Accommodation
- No Chain





Property

Situated within in a cul de sac, in the sought-after location of Edenbrook Village, this beautifully appointed four-bedroom detached family home enjoys picturesque, unobstructed views over Edenbrook nature reserve. this property is coming to the market with no onward chain.

Just a short distance from the leisure centre, outstanding local schools, and the Country Park, it also offers easy access to Fleet's excellent transport links and a range of nearby amenities.

Ground Floor

Designed with modern family living in mind, the ground floor features spacious, high-ceilinged rooms and smart built-in storage throughout. At its heart is a stylish open-plan kitchen and dining area, finished to a high standard with Quartz worktops, a central island, and a full range of eye- and base-level units. The space is flooded with natural light, with large bi-fold doors leading out to an aluminium pergola – perfect for seamless indoor-outdoor living and entertaining.

To the front of the home, the generous living room features a bay window with stunning views across the nature reserve. A downstairs cloakroom adds further convenience.

First Floor

Upstairs, four double bright and airy bedrooms offer comfortable family accommodation. The spacious primary suite includes a dressing area and a luxurious en suite bathroom with both a bath and a double shower. A modern family bathroom serves the remaining bedrooms, all of which benefit from ample natural light and a well-proportioned layout.

Outside

The private large south-facing garden is a standout feature, benefiting for the plot being a larger size than most other properties in this area, with significant landscaping to create versatile areas throughout the garden. There is also a garage and a large double length driveway.

The aluminium pergola features a fully electric retractable roof and side screens with a fitted weather sensor, which makes it a fantastic usable space all year round, offering versatile indoor/outdoor living, accessed through the bi-fold doors. Skylights are fitted with solar-powered electrical retraction, and the home benefits from a full solar panel installation on the roof.

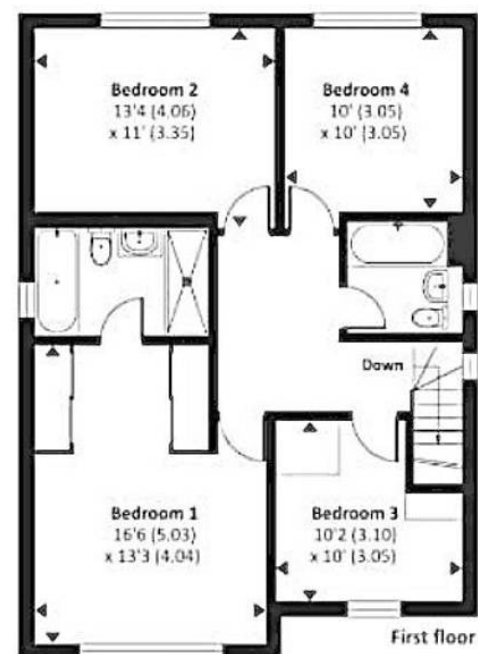












Approximate Area = 1794 sq ft / 166.6 sq m

Garage = 191 sq ft / 17.7 sq m

Total = 1985 sq ft / 184.3 sq m

For identification only - Not to scale



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